



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

June 4, 2012  
1206-PUD-06  
Exhibit 1

**Petition Number:** 1206-PUD-06

**Subject Site Address:** 1001 W. State Route 32, Westfield, IN 46074

**Petitioner:** Hall and House, LLC

**Representative:** Donna Smithers – Northpointe Surveying, Inc.

**Request:** Change in zoning on approximately 13.4 acres from the EI district to the Hall and House PUD District.

**Current Zoning:** Enclosed Industrial

**Current Land Use:** Agriculture/Vacant

**Approximate Acreage:** 13.4 Acres

**Exhibits:**

1. Staff Report
2. Aerial Location Map
3. Hall and House PUD Ordinance, May 29, 2012

**Staff Reviewer:** Ryan Clark, Associate Planner

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**Petition History**

This petition was introduced at the May 14, 2012 City Council meeting. The proposal will receive a public hearing at the June 04, 2012 Advisory Plan Commission (the “APC”) meeting.

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**Procedural**

- Changes in zoning are required to be considered at a public hearing. The public hearing for this petition will be held on June 4, 2012 at the APC meeting.
  - Notice of the June 4, 2012 public hearing was provided in accordance with the APC Rules of Procedure.
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## **Project Overview**

### **Location**

The subject property is approximately 13.4 acres in size and is located at 1001 W. State Road 32 (the "Property"). The Property is bound by SR 32 to the north, industrial property to east and south, and residential/agricultural to the west. The Property is primarily agricultural in use.

### **Project Description**

The proposed Hall and House PUD Ordinance (the "PUD") establishes two (2) blocks, Block "A" and Block "B", on the north and south side of the proposed Westfield Park Drive realignment. The proposed PUD defaults to the underlying zoning of General Business ("GB"). The proposed PUD Ordinance includes the provisions of the State Highway 32 Overlay Zone (the "SR 32 Overlay"), with the exception that the access road requirements of the SR 32 overlay would not apply to the PUD. The United States Highway 31 Overlay Zone would not be applicable to Hall and House PUD.

The proposed PUD includes a modified list of GB permitted uses, including the following additional uses:

- 1) Convenience Store with Gasoline Sales (permitted by special exception in GB)
- 2) Wearing Apparel and Accessory Shop (permitted in Local Business District)
- 3) Comic Shop (not contemplated in any district)

The future extension of the Monon Trail will run along the western boundary of Block "B", and the proposed PUD requires the dedication of land for the trail.

### **Westfield Thoroughfare Plan (2007, as amended)**

The Westfield Thoroughfare Plan (the "Thoroughfare Plan") classifies State Route 32 as a Primary Arterial. The recommended right-of-way width for a Primary Arterial is 150 feet.

The Indiana Department of Transportation is planning a realignment of Westfield Park Drive in order to align with Wheeler Road to the north. The realignment, part of the US 31 Major Moves Project, will bisect the Hall and House PUD. The project is planned to go to bid later in 2012.

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## **Public Policy**

### **Well-Head Protection – Ord. 05-31**



The northern portion of the Property is located within a five year TOT (time of travel) well head protected area.

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### **Statutory Considerations**

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

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### **Staff Comments**

1. Hold a public hearing at the June 04, 2012 APC meeting. No action is required at this time.
2. Prior to the APC recommendation, the petitioner will make any necessary revisions to the proposal based on APC and public comments.
3. If any APC member has questions prior to the public hearing, then please contact Ryan Clark at (317) 674.6599 or [rclark@westfield.in.gov](mailto:rclark@westfield.in.gov).